

Attachment A

Southfork Meadows

Ivory Homes

Project Description

The proposed project includes the placement of fill material in an area containing existing U.S. Army Corps of Engineers (COE) jurisdictional wetlands. The site vicinity is shown in Figure 1. The jurisdictional wetlands on this site are shown in Figure 2. These wetlands were delineated by Mr. Jim Paraskeva of Diversified Habitats. The proposed project involves excavation and the placement of fill material on approximately 6.75 acres of wetlands for the development of a residential community. The Southfork Meadows site consists of approximately 86 acres located at approximately 3800 West 6000 South in Roy and Clinton, Utah in the south half of Section 21, Township 5 North, Range 2 West, Weber and Davis County. Wetlands on the site consist predominantly of emergent marsh and wet meadow wetland types that appear to be the result of irrigation and drainage collecting against the Layton Canal located immediately west of the site. North of the site is 6000 South Street and a developed residential subdivision. East of the site are developed residential homes and 3600 West Street. To the south is an approved residential subdivision that is currently under construction and west of the site is the Layton Canal and vacant agricultural lands. Alternatives to wetlands impact are discussed below. Wetlands avoidance would result in a small area of isolated wetlands remaining within a residential development.

The wetland area consists of an emergent marsh and wet meadow that seasonally collects drainage water and irrigation runoff from agricultural fields in the vicinity. The wetland appears to have been the result of water collecting against the Layton Canal and a shallow water table. Storm water runoff, drainage, irrigation and rainfall provide surface water for wetlands on the site.

The proposed project would include filling a portion of the wetlands for homes and roadways to be constructed on the site and approximately 3.25 acres of the wetlands would be excavated to create a shallow detention pond and for this development (See Figure 3-Site Development Plan). Part of the wetlands would be incorporated into the rear of the larger lots located on the west of the site. 5.75 acres of the wetlands would be mitigated off-site by the purchase of wetland credits from the Baileys' Meadow Wetland Mitigation Bank.

A site plan for the proposed activity is included as Figure 3.

Purpose of Project

The purpose of the proposed project is to create the opportunity for expanded residential development that is in great demand in the rapidly growing Weber County area.

Discharge of Dredged or Fill Material

The proposed project would involve the placement of fill material in COE jurisdictional wetlands located on the site. Wetlands located on the site would be filled to accommodate the proposed development and roadway. Existing water that discharges onto the property would enter the detention area then be piped through the development and discharged to the municipal storm drainage system. Compensation for the filled wetlands would be provided at the Baileys' Wetland Mitigation Bank site.

Fill material will consist of clean native soils and imported gravel and clean fill material. Development of the site will involve the placement of approximately 40000 cubic yards of clean gravel and fill material in the wetland areas as structural fill for the development.

Appendix A

Alternatives Considered

1.0 INTRODUCTION

The proposed project involves the placement of fill and excavation of approximately 6.75 acres of U.S. Army Corps of Engineers Jurisdictional wetlands. Should this project be approved, the wetlands lost by the project will be compensated at the Baileys' Meadow Wetland Mitigation Bank located in Salt Lake County, Utah. Wetland credits would be from the emergent marsh and wet meadow habitat of the Baileys' site.

2.0 EXISTING WETLANDS

There is a total of approximately 6.75 acres of wetlands that have been delineated on the project site. Mr. Jim Paraskeva delineated the wetlands on the site. The wetlands consist of emergent marsh and wet meadow wetland types with hydrology maintained by groundwater, storm water, irrigation and runoff from the agricultural properties located near the site. The wetlands appear to be the result of water collecting east of the Layton Canal. Surrounding properties to the east, north and south are existing or developing residential communities. Due to the high desirability of residential properties in this rapidly growing area and the surrounding land uses it is likely that residential development will be proposed for the adjacent site to the west in the near future.

3.0 WETLAND VALUES

The primary values of the wetlands identified on the site are for drainage collection and wildlife habitat. Water sources for the wetland areas are from groundwater, stormwater runoff, irrigation and drainage. The wetlands may provide seed sources, nesting habitat and rest areas for migratory waterfowl and water sources for wildlife. The wetlands also act as natural filters for pollutants contained in stormwater. The wetlands at the site have been used in the past as pasture for horses and cattle. Surrounding sites to the east, north and south are developed for residential uses. To the west is a vacant agricultural property.

3.1 Wildlife

The water on the site may be used opportunistically by waterfowl during wet periods. Use of the wetlands in the vicinity is expected to be moderate due to the isolated nature of the wetlands and the conflicting land uses in the vicinity. These uses would be expected to decline as development continues to encroach on the wetland areas and adjacent uplands are further developed. The development of residences in the vicinity will also reduce water sources from irrigation and run off. A list of Threatened and Endangered Species that might be expected to be located in the site vicinity has been requested from the US Fish and Wildlife Service.

4.0 ALTERNATIVES ANALYSIS

4.1 Introduction

Four alternatives were evaluated in the development of plans for the site. These alternatives were:

1. Proceeding with the development and avoiding the wetland areas and minimizing the disturbance to wetland areas,
2. Proceeding with the development and providing on-site mitigation,
3. Off-site mitigation at the Rainey Wetland Mitigation Bank; and
3. No action.

The following sections outline the findings of the alternative analysis and the selected alternative.

4.2 Development with Wetlands Avoidance and Minimization

The proposed project includes expansion of residential development in the rapidly expanding Weber-Davis County area. The area is currently growing rapidly and there is a large demand for housing. Ivory Homes has met with Roy City and discussed several development options that would permit the development of the uplands on the site while minimizing the impacts to wetlands. Roy City has designated the area for the proposed residential uses. Avoiding all wetland areas on the site would result in the development of residential lots with significant wetlands as part of the lots. The lots would be located east of the wetlands and the small wetland fingers would be incorporated into the rear of the lots. Road crossing of the wetlands would likely be required to complete the development plan with wetland avoidance. This plan was not considered economically feasible based on the project purpose to provide residential housing.

Wetland minimization includes consolidating wetlands and the detention area on the west and on the rear of the larger lots. Approximately 3.25 acres of the wetland area would be excavated and developed as a detention area to detain storm water from upstream areas. This area will include a minimum of excavation to provide the storage capacity as required by the City for this area. The base of the detention area will be restored to a wetland condition by replacing topsoil and maintaining a minimum shallow water level in the pond. An additional 2 acres will be located in the rear of the larger lots located on the site and will not be disturbed in the development. As created, the development plan minimizes impacts to a majority of the wetlands located on the site. Three small fingers of wetlands that extended east could not be avoided in the development due to road and lot configurations (See Figure 3).

4.3 On-Site Mitigation

On-site mitigation was considered as an option in the landscape and stormwater detention plan. The site slopes from east to west. The storm water and water quality values of the wetlands will be compensated within the detention pond to be located on the site. The pond will be restored with native topsoil and water will be maintained in the base of the pond. Storm water outlets will be controlled with oil and grease and sediment traps to maintain water quality values. Additional wetland areas will be avoided and left in the natural condition. Due to local impacts to wildlife from the development and future adjacent developments, wildlife values on the site will be impaired under all development options.

4.4 Off-Site Mitigation

The development site is located in an area of Weber County that is under heavy development pressure, most land in the area is currently under development or proposed for future developments and land values in the area are high. No landowners in the vicinity could be located that would provide land for mitigation that would provide a cost-effective mitigation. The site is located within the service area and contains the same wetland types as those available at the Baileys' Meadow Wetland Mitigation Bank.

Off-site mitigation at the Baileys' Meadow Wetland Mitigation Bank was considered to replace 5.75 acres of the wildlife values for the project. Off-site mitigation will provide consolidation of a large block of wetlands near Great Salt Lake within the Wetland Preservation Zone. Ivory Homes would purchase wetland credits from the bank to provide compensation for wildlife impacts.

4.5 No Action

No action would result in a significant loss of economic value of the wetland area and further isolation of existing wetlands on the site. The project could proceed without impacting wetlands; however remaining wetlands would have little residual value for wildlife or stormwater retention. Adjacent properties will also be developed in the near future further isolating wetlands on the site. Surface water sources for the wetlands could be removed and future wetland values would decline.

4.6 Preferred Alternative

The preferred alternative is a combination of wetlands avoidance, minimization, on-site and off-site wetland mitigation at the Baileys' Meadow Bank. This alternative would allow the development to proceed and would consolidate wildlife values near Great Salt Lake. 3.25 acres will be incorporated into an enhanced detention basin with restored wetland values, 2 acres will remain in the natural condition on the rear of the larger lots on the west of the site and 5.75 wetland credits will be purchased from the Baileys' Meadow Bank to replace the wildlife values lost at the site.

Water Quality will not be impacted by the project. Drainage water in the impact area will continue to flow to the detention area to be located on the site. Storm water will discharge through a piping system from the detention basin to the existing municipal stormwater drainage system.

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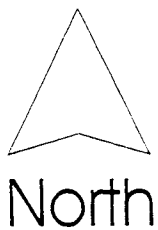
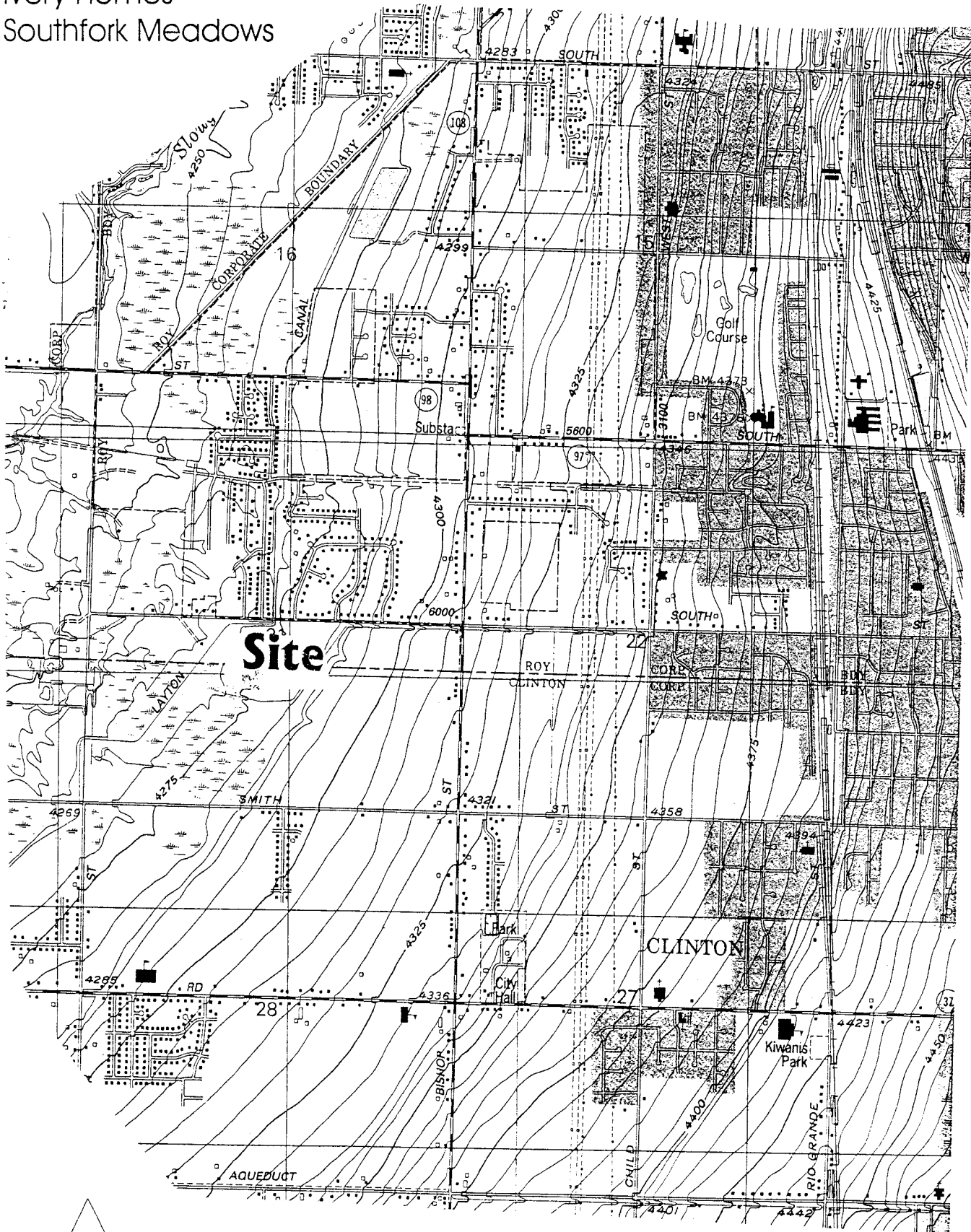


Figure 1-
Vicinity Map

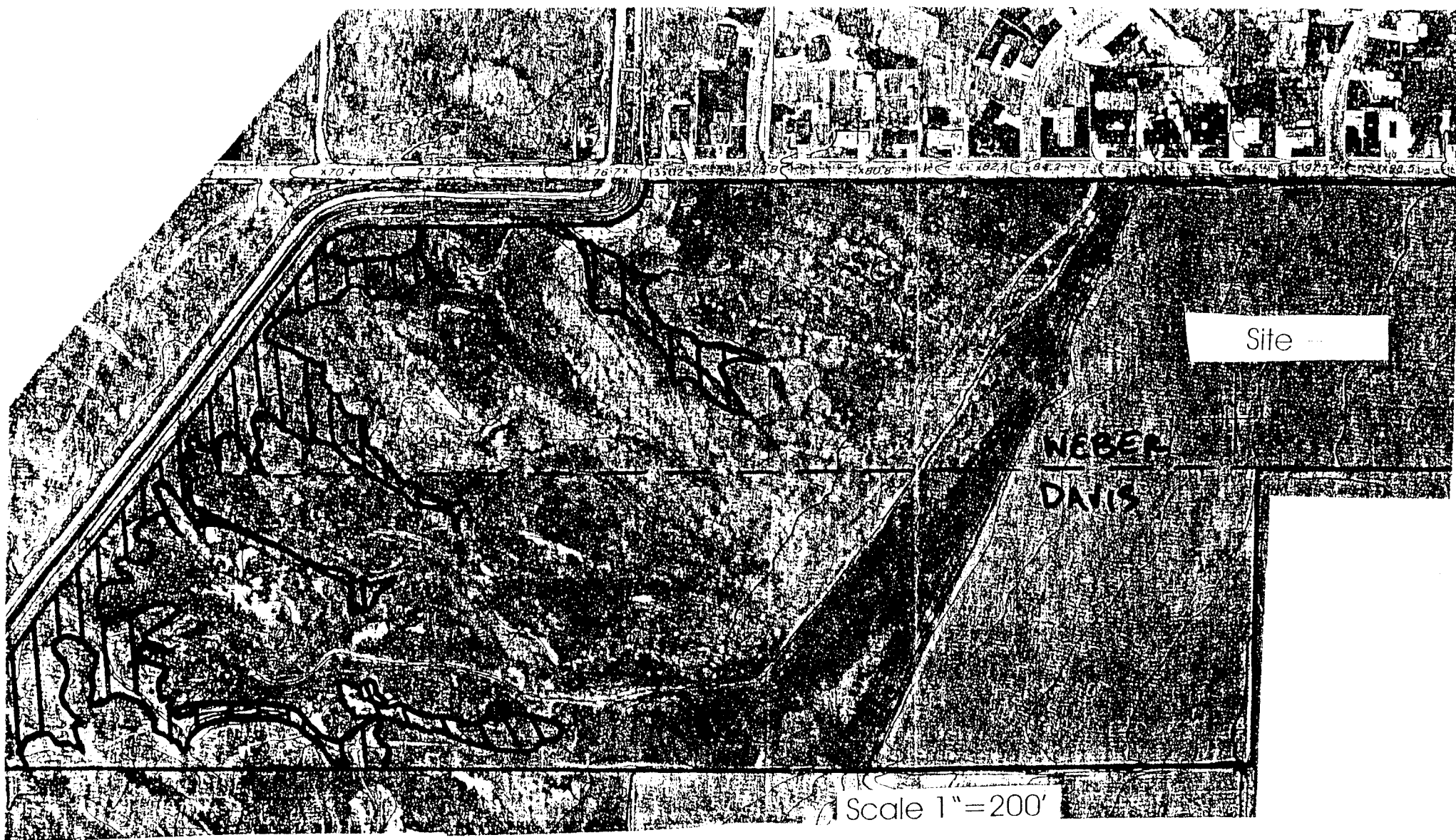
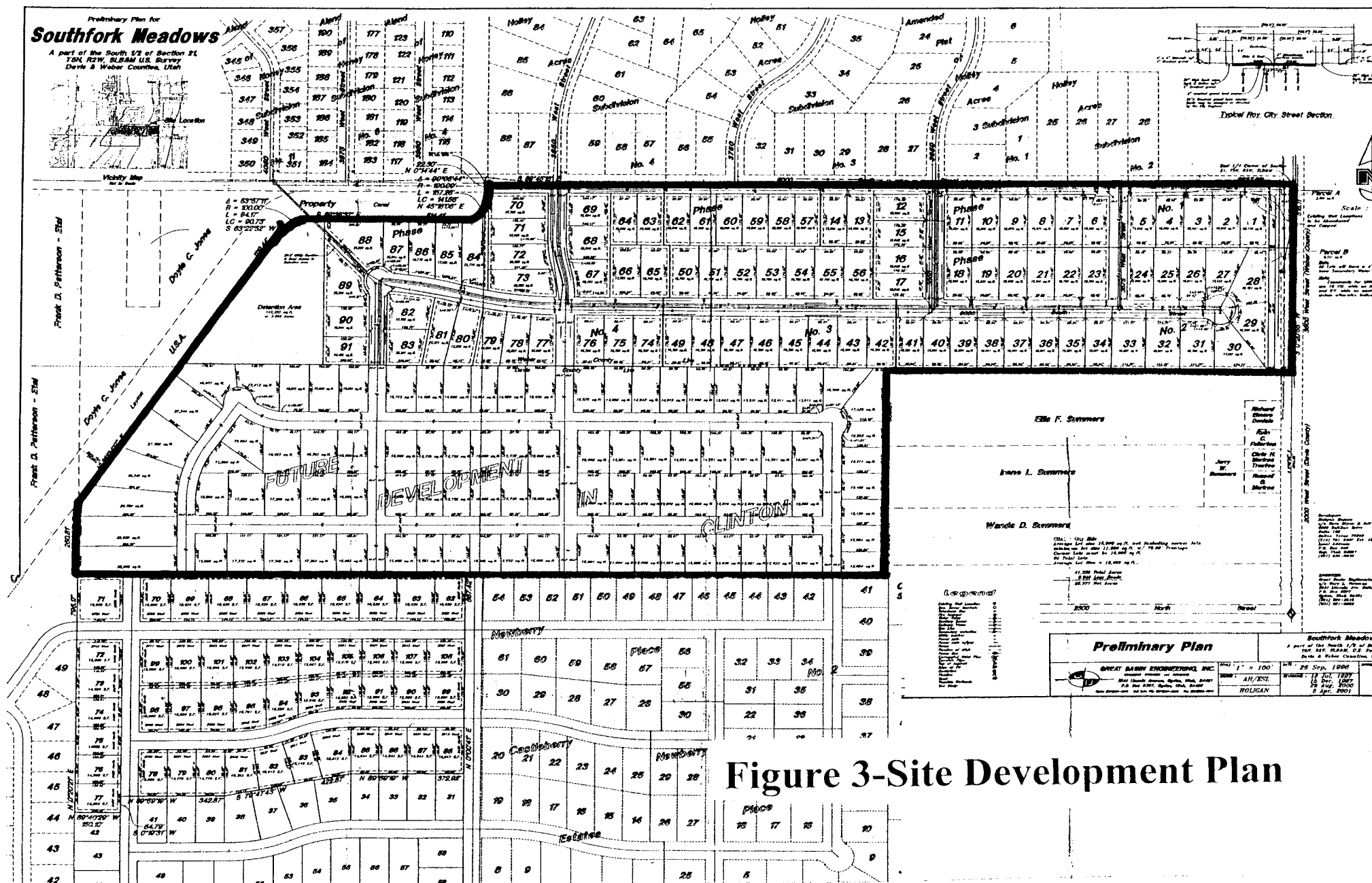


Figure 2-Wetland Delineation Boundary



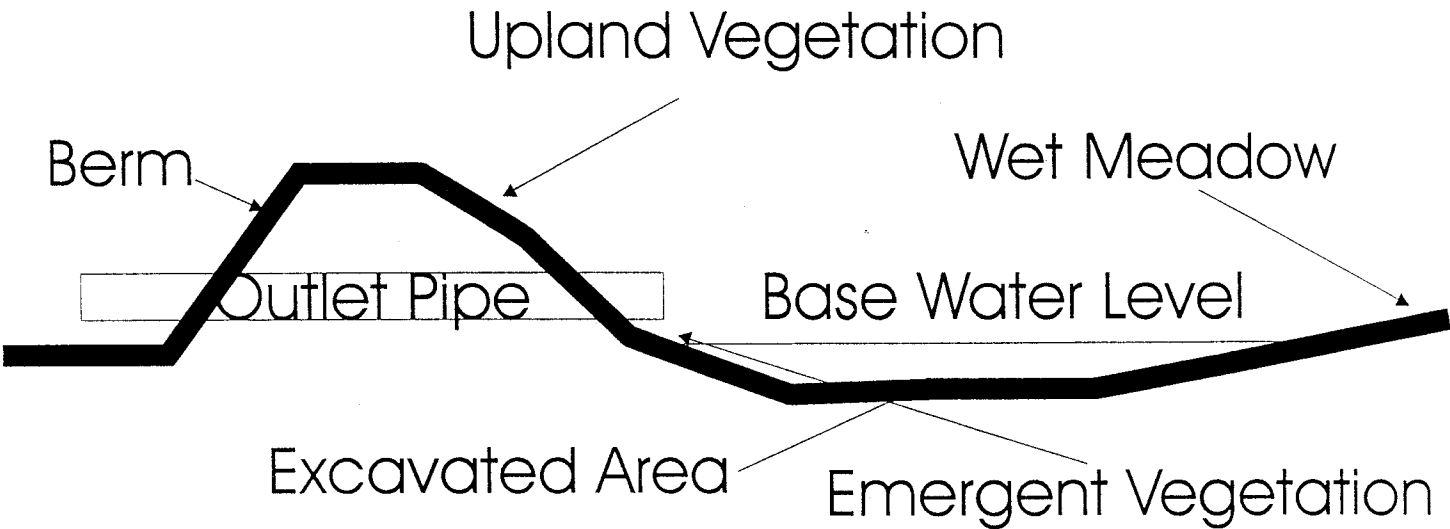


Figure 4-Cross Section
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